

## Merry Goround Oriono

Residential

Building / Land

Tenanted

Osaka

Posted On 12-03-2020

📍 5-14-20 Oriono, Sumiyoshi-ku, Osaka.

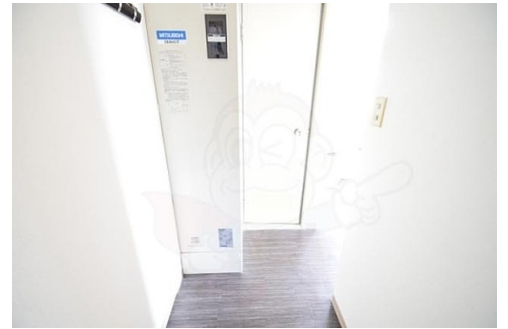
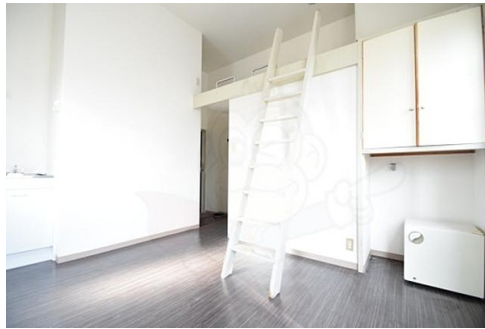
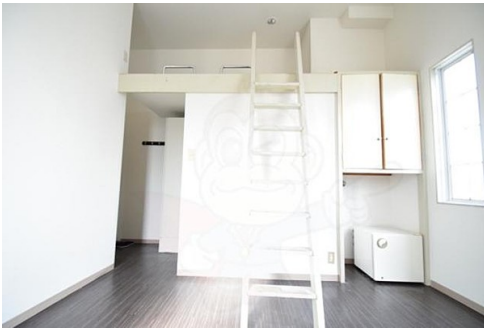
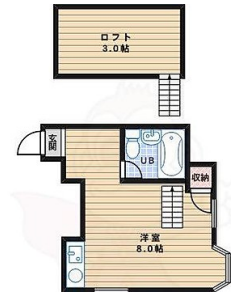
**¥ 54,000,000** **BUY**

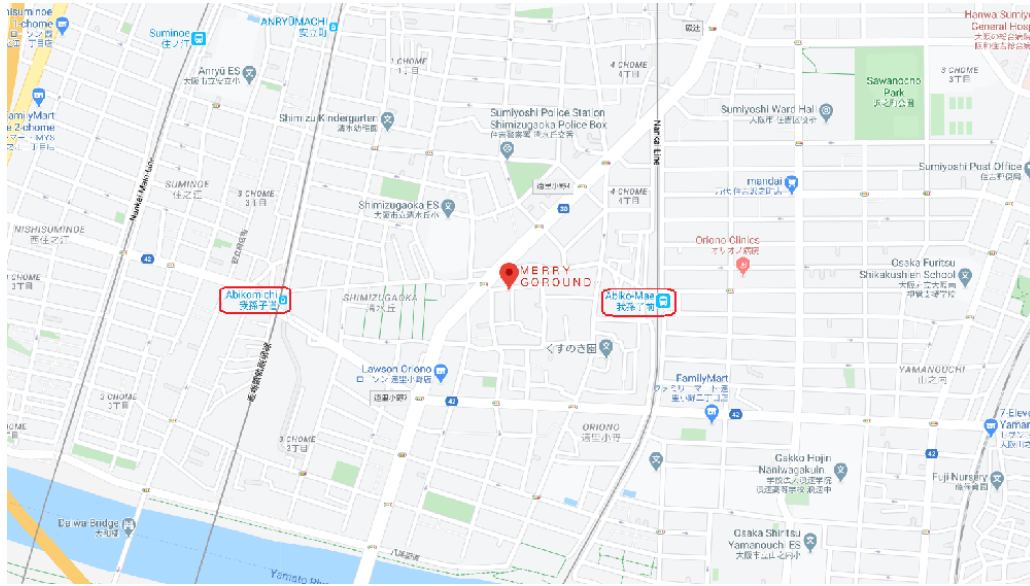
📍 Land Area  
109.26 m<sup>2</sup>

🏠 Layout  
-

📅 Built Year  
1988







📈 Gross Yield  
10.18%









## PROPERTY INFO

### Building / Land Information

	Property Name:	Merry Goround Oriono
	Address:	5-14-20 Oriono, Sumiyoshi-ku, Osaka.
	Land Ownership:	Freehold
	Building Structure:	Steel
	Built Year:	1988
	Land Area:	109.26 m <sup>2</sup> / 1,176.07 ft <sup>2</sup>


### Unit Information


	Total Units:	13
	Layout:	-
	Floor Area:	228.29 m <sup>2</sup> / 2,457.31 ft <sup>2</sup>
	Occupancy Status:	Tenanted

### Additional Information

Note 1: 1R x 13 units / Total 13 units

### Location Information

 Transportation: Abiko-Mae station / 5 minutes walking distance

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## INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥458,000	¥5,496,000
Building Management Fee:	-¥0	-¥0
Building Sinking Fund:	-¥0	-¥0
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥25,190	-¥302,280
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥300,000
Net Rental Income After Tax:		¥4,893,720

## COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥54,000,000	¥52,380,000	¥51,300,000
Land Registration & Legal Fee (Estimated):	¥300,000		
Agency Brokerage Fee:	¥1,848,000	¥1,794,540	¥1,758,900
Total Cost of Purchase:	¥56,148,000	¥54,474,540	¥53,358,900

## RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥54,000,000	¥52,380,000	¥51,300,000
Gross Rental Yield:	10.18%	10.49%	10.71%
Net Rental Yield:	9.25%	9.54%	9.74%

